EXHIBIT 8

SUBJECT TO TRANSFER AND RECORDATION TAXES BASED UPON THE ASSESSED VALUE OF \$3,876,300

DEED

THIS DEED (this "Deed"), dated as of June 25, 2016, from MAGNOLIA GARDENS LIMITED LIABILITY COMPANY, a Maryland limited liability company ("Grantor"), to DOCTOR'S HOSPITAL, INC., a Maryland corporation ("Grantee").

WITNESSETH, That in and for the consideration of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys, in its "as is" condition, to Grantee, its successors and assigns, to have and to hold in fee simple, its right, title and interest in and to that property situate in Prince George's County, Maryland in the 21st Election District, State of Maryland as described on Exhibit A hereto (the "Property");

BEING all of the same property as was conveyed by deed dated February 28, 1996 to the within named Grantor and recorded among the Land Records of Prince George's County, Maryland on March 1, 1996, in Liber 10629, at folio 444;

TOGETHER WITH any buildings and improvements on the Property, and the rights, alleys, ways, waters, easements, privileges, appurtenances, and advantages, to the same belonging or appertaining thereto, including, without limitation, the easements benefitting the Property set forth in the Declaration of Easements recorded in the Land Records of Prince George's County, Maryland in Liber 32755, at folio 453;

TO HAVE AND TO HOLD the property hereby conveyed unto the Grantee, its successors and assigns, in fee simple, forever;

	Succes	JOID WITE	abbigito, in re-	o op.o,	,					
	PROP	AND ERTY;	GRANTOR	DOES N	T CO	VENANT	OR	WARRAN	RECEIPT DATE ACCOUNT #	07/11/2016 2355063
		AND	this Deed may	be execute	d in cour	nterparts.			REVIEWER ID RECEIPT ‡	006 9
Clerk of the Circuit Court	11 图 3:39	CO MD #03	inis Deed may	be execute	u III coui	nci parts.			PG DEED TAX MD DEED TAX PG TRUST \$1 MD TRUST \$2 MD TRUST \$2 MD TRUST \$3 MD TRUST \$3 MD TRUST \$4 MD TRUST \$4 MD TRUST \$4 MD TRUST \$4	54,268.20 21,320.75 .00 .00 .00 .00 .00
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Baltimore, MD 21201

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IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

WITNESS:

GRANTOR:

MAGNOLIA GARDENS LIMITED LIABILITY COMPANY

By:

Doctor's Community Health Ventures,

(SEAL)

Inc., Member

Title: Authorized Representative

STATE OF Maryland) SS: COUNTY OF Ballimore

I HEREBY CERTIFY, that on this 13⁴⁵ day of June, 2016 before me, the undersigned, a Notary Public of the State aforesaid, duly qualified and commissioned as such, personally appeared Camille Bash, known to me (or satisfactorily proven) to be the duly authorized representative of Doctor's Community Health Ventures, Inc., whose name is subscribed to the within instrument and who acknowledged that she executed the foregoing Deed as the duly authorized representative of Doctors Community Health Ventures, Inc. for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on the day and year first above mentioned.

Hedi Ridbauer

Notary Public

My Commission Expires: 10/8/2016

38364 416

By: Magnolia JV LLC, Member

Name: Michael Berg

My Commission Expires: 6-1179

Title: Authorized Representative

(SEAL)

STATE OF New Mexico) ss:

I HEREBY CERTIFY, that on this 10 day of June, 2016 before me, the undersigned, a Notary Public of the State aforesaid, duly qualified and commissioned as such, personally appeared Michael Berg, known to me (or satisfactorily proven) to be the Authorized Representative of Magnolia JV LLC, whose name is subscribed to the within instrument and who acknowledged that he executed the foregoing Deed as the Authorized Representative of Magnolia JV LLC for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal on the day and year first above mentioned.

[Notarial Seal]

OFFICIAL SEAL
DENISE QUINTANA
NOTARY PUBLIC STATE OF NEW MEXIC
My commission expires:

3

38364 417

CERTIFICATION

I HEREBY CERTIFY THAT I, the undersigned, an attorney at law who has been admitted to practice before the Maryland Court of Appeals, has prepared the within instrument.

Edward L. Wender

GRANTEE'S MAILING ADDRESS:

Doctor's Hospital, Inc. 8118 Good Luck Road Lanham, Maryland 20706

AFTER RECORDING RETURN TO:

Edward L. Wender, Esquire Venable LLP 750 East Pratt Street Baltimore, Maryland 21202 BEING Part of Lot "4", as shown on a plat of subdivision entitled, "MAGNOLIA SPRINGS", recorded among the Land Records of Prince George's County, Maryland, in Plat Book SDH 3 at Plat No. 65, and being more particularly described as follows:

BEGINNING for the same at an iron pin set on the easterly or North 02° 46' 10" West, 1260.66 foot line of the aforesaid Lot "4" distant 631.06 feet southerly from the northerly end thereof, and running thence reversely with a part of said line

- 1. South 02° 45' 29" east, 582,26 feet to an iron pin set on the northerly right Right of Way Line of Good Luck Road, as shown on Prince George's County Public Works Right of Way Plats No. 664 and 665; thence with said northerly Right of Way Line
- 2. 199.28 feet along the arc of a curve, deflecting to the left, having a radius of 840.63 feet and a chord bearing North 83° 04' 43" West, 198.81 feet to an iron pin set on the westerly or North 02° 25' 50" West, 1187.62 foot line of said Lot "4", thence with a part of said line
 - 3. North 02° 25' 09" West, 549.54 feet to an iron pin set; thence crossing said Lot "4"
- 4. North 87° 28' 00" East 192.73 feet to the place of beginning; containing 109,232 square feet or 2.5076 acres of land.

BEING all of that same property as was conveyed by Deed dated February 28, 1996 from Genesis Health Ventures of Lanham, Inc., a Pennsylvania Corporation to Magnolia Gardens Limited Liability Company, a Maryland Limited Liability Company, and recorded among the Land Records of Prince George's County, Maryland on March 1, 1996 in Liber 10629 at folio 444.

SAVING AND EXCEPTING THEREFROM, 1,197 square feet as conveyed unto Prince George's County by Deed recorded February 23, 2007 in Liber 27239 at folio 001.

Tax Account #21-2355063

NOW DESCRIBED, pursuant to an ALTA Survey, made by Ben Dyer Associates, dated, March 2014 as follows:

BEING Part of Lot "4", as shown on a plat of subdivision entitled, "MAGNOLIA SPRINGS", recorded among the Land Records of Prince George's County, Maryland, in Plat Book SDH 3 at Plat No. 65, and being more particularly described as follows, and as now surveyed:

BEGINNING for the same at a point on the easterly or North 02°46'10" West, 1260.66 foot line of the aforesaid Lot "4" distant 631.06 feet southerly from the northerly end thereof, and running thence reversely with a part of said line

- 1. South 02°45'29" East, 576.00 feet to a point on the northerly Right of Way Line of Good Luck Road, as shown on Prince George's County Public Works Right of Way Plats No. 664 and 665; thence with said northerly Right of Way Line
- 2. 199.19 feet along the arc of a curve, deflecting to the left, having a radius of 846.63 feet and a chord bearing North 83°08'54" West, 198.73 feet to a point on the westerly or North 02°25'50" West, 1187.62 foot line of said Lot "4", thence with part of said line
- North 02°25'08" West, 543.54 feet to a point; thence crossing said Lot "4"

SCHEDULE A ALTA Commitment Reorder Form No. 11024 (Rev. 7-82) 4. North 87°27'00" East 192.73 feet to the place of beginning, containing 108,035 square feet or 2.4801 acres of land.

BEING all of that same property as was conveyed by Deed dated February 28,1996 from Genesis Health Ventures of Lanham, Inc. a Pennsylvania Corporation to Magnolia Gardens Limited Liability Company, a Maryland Limited Liability Company, and recorded among the Land Records of Prince George's County, Maryland on March 1, 1996 in Liber 10629 at folio 444, saving and excepting therefrom, 1,197 square feet as conveyed unto Prince George's County by Deed recorded February 23, 2007 in Liber 27239 at folio 001.

AND TOGETHER with Easements for the right to use 35 parking spaces located on the Eastern Surface Parking Facilities, easements for utilities and encroachment easements, as more particularly decscribed in a Declaration of Easement recorded in Liber 32755 at folio 453.

Tax Account #21-2355063

MARYLAND FORM Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence 2016

WH-AR

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) SJH 38364, p. 0421, MSA_CE64_38673. Date available 07/28/2016. Printed 02/24/2017.

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1.	Transferor Information MAGNOLIA GARDENS LIMIT Name of Transferor	ED LIABILITY COMPANY
2.	Reasons for Exemption	
	Resident Status I, Transferor, am a r	resident of the State of Maryland.
	Transferor Is a resid (COMAR)03.04.12.02 document on Transferor	lent entity as defined in Code of Maryland Regulations 2B(11), I am an agent of Transferor, and I have authority to sign this eror's behalf.
	residence as defined	nger a resident of the State of Maryland, the Property is my principal d in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and i as such with the State Department of Assessments and Taxation.
	Under penalty of perjury, I certify that I have knowledge, it is true, correct, and complete.	examined this declaration and that, to the best of my
Ba.	. Individual Transferors	
	Witness	Name
		Signature
3b	Entity Transferors	MAGNOLIA GARDENS LIMITED LIABILTY COMPANY
	Witness/Attest	Name of Entity by: Magnolia JV LLC, Member
		Ву
		Michael Berg
		Name
		Authorized Representative

□ Ba Inform	ation provided Assessments a	ty La Cou is for the use of and Taxation, an in Black Ink O	nty: PRIN the Clerk's d County F	Office, Sta Inance Off	ite Department Ice Only.	of	Recording Velidation	38	364	ų,
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Description of	District	Property Tax I	D No. (1)	-	or Liber/Folio	0035	ар	0000	, var. be	(5)
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SDAT requires		505017510171							2,4800 AC	
submission of all pplicable information.	Location/Address of Property Being Conveyed (2)									
•	8200 GOOD	UCK ROAD, LA	NHAM, MAI			ity being conv.				_
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